

WARRANTY DEED

44-51

Know all Men by these Presents,

018071

That I, ELWIN L. GERO of Chelsea, in the County of Kennebec and State of Maine

in consideration of One Dollar and other valuable consideration

paid by LINDA SCHOPMANN

whose mailing address is RFD 1, Box 165
Gardiner, ME 04345

TRANSFER
TAX
PAID

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said LINDA SCHOPMANN

her heirs and assigns forever,

A certain lot or parcel of land situated in said Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Commencing one hundred and forty feet from the north line of what was formerly called Mil Street, now Western Avenue at the northwest corner of land formerly bonded to Edward Vigue by Pulsifer, Gray and Thayer; thence easterly eighty feet to land formerly owned by Charles P. Crummett; thence northerly on said Crummett's west line one hundred feet; thence westerly eighty feet to Nash Street; thence southerly on the east line of said Nash Street one hundred feet to the point of beginning.

Being the same premises conveyed by Timothy B. Braun and Madeline M. Braun to Elwin L. Gero and Linda Schopmann by Warranty Deed, dated April 25, 1986 and recorded in the Kennebec County Registry of Deeds in Book 2938, Page 69.

This conveyance is made subject to a VA mortgage now held by the Peoples Heritage Bank of Bangor, Maine, which mortgage is dated October 25, 1977 and recorded in the Kennebec County Registry of Deeds, which the Grantee by acceptance of this deed hereby assume and agree to pay and to hold Grantor harmless therefrom.

Subject, however, to a Mortgage originally given by Timothy B. Braun and Madeline M. Braun to Waterville Savings Bank (now Peoples Heritage Savings Bank), which Mortgage is dated October 25, 1977 and recorded in the Kennebec County Registry of Deeds in Book 2054, Page 72, which Mortgage and the underlying debt, the Grantee herein assumes and personally agrees to pay as part of the consideration for this transaction.

Subject, also, to a Mortgage given by Elwin L. Gero and Linda Schopmann to Timothy B. Braun and Madeline M. Braun, which Mortgage is dated April 25, 1986 and recorded in the Kennebec County Registry of Deeds in Book 2938, Page 71, which Mortgage and the underlying debt, the Grantee herein assumes and personally agrees to pay as part of the consideration for this transaction. The Grantee herein further agrees to hold Grantor harmless from said debt.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **LINDA SCHOPMANN**

her heirs and assigns, to their and their use and behoof forever.

And I do covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances except as aforesaid that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will warrant and defend the same to the said Grantee, heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said **ELWIN L. GERO**

and

~~husband/wife of the said~~

~~joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises,~~ have hereunto set my hand and seal this 20th day of the month of July, A.D. 19 87.

Signed, Sealed and Delivered

in presence of

William P. Dubord
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Elwin L. Gero
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State of Maine, County of Kennebec

ss:

July 20, 19 87.

Then personally appeared the above named

ELWIN L. GERO

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

William P. Dubord
.....
Notary Public
Attorney at Law

Printed Name, **William P. Dubord**

RECEIVED KENNEBEC SS.

1987 JUL 22 AM 9:00

RECORDED FROM ORIGINAL